HOUSING MARKET INFORMATION

HOUSING NOW
Ottawa[1]

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: June 2010

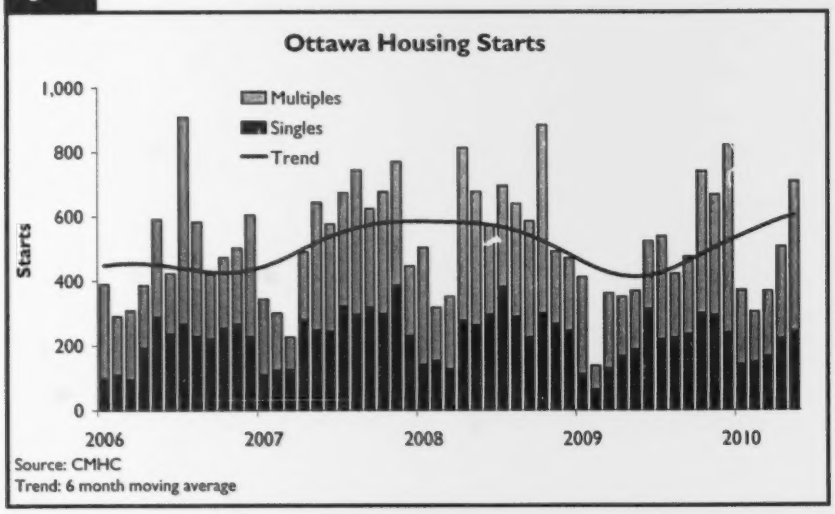
New Home Market

Town Home Housing Starts Drive Construction in May

Total housing starts in the Ottawa Census Metropolitan Area (CMA) increased to 709 units in May, compared to 369 units in May 2009. Year-to-date starts are now up 39 per cent for the first five months compared to the same period last year.

In May, townhomes drove starts higher followed closely by single-detached units. Although single family homes remain at healthy levels, the share of single family dwellings has been decreasing from 50 per cent in the 90's to just over 40 per cent this year. Multiple family housing, comprised of semi detached, townhomes and apartments, continues to lead the charge, more than doubling over May 2009.

Figure 1



[1] Ontario part of Ottawa-Gatineau CMA

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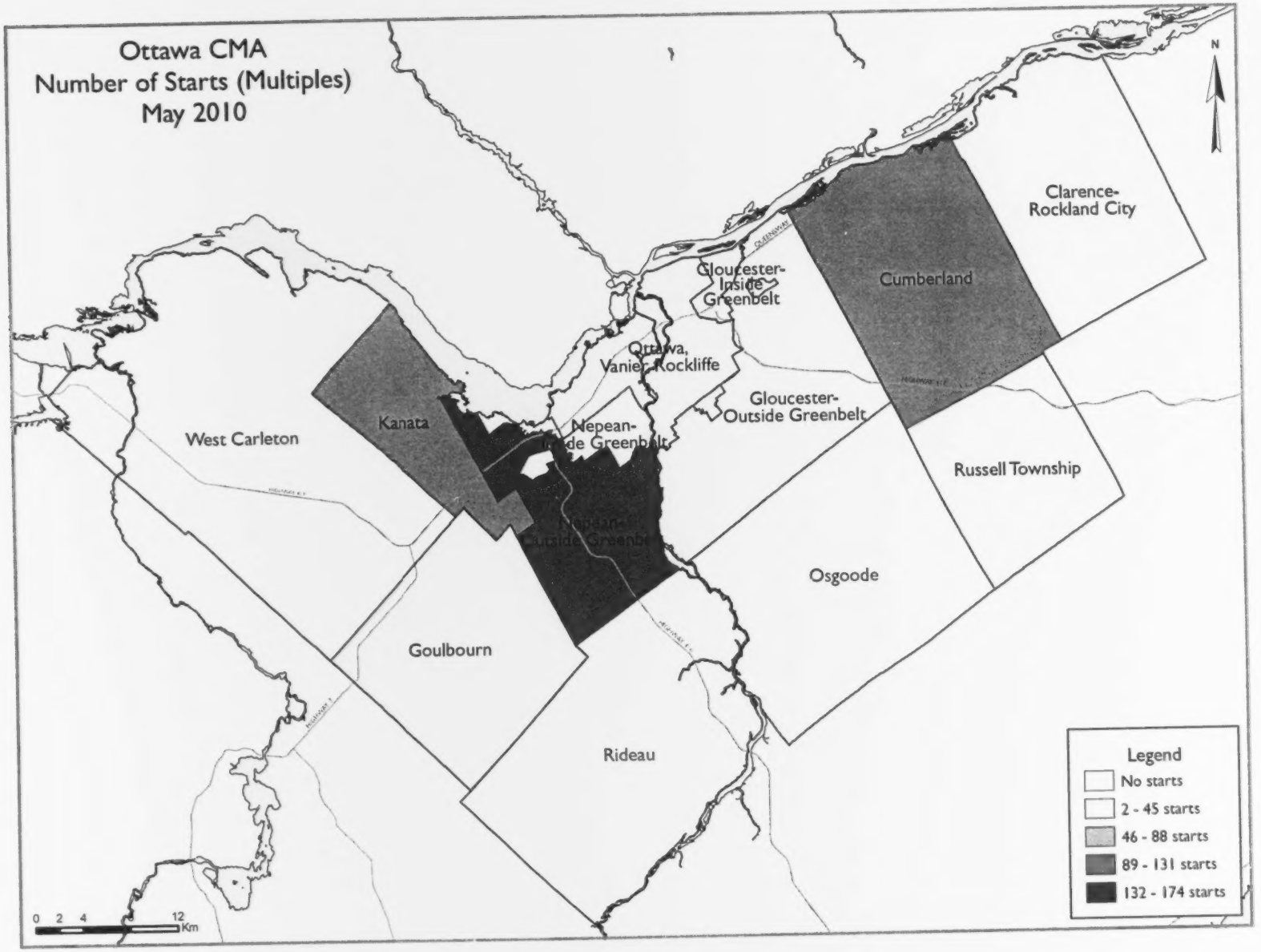
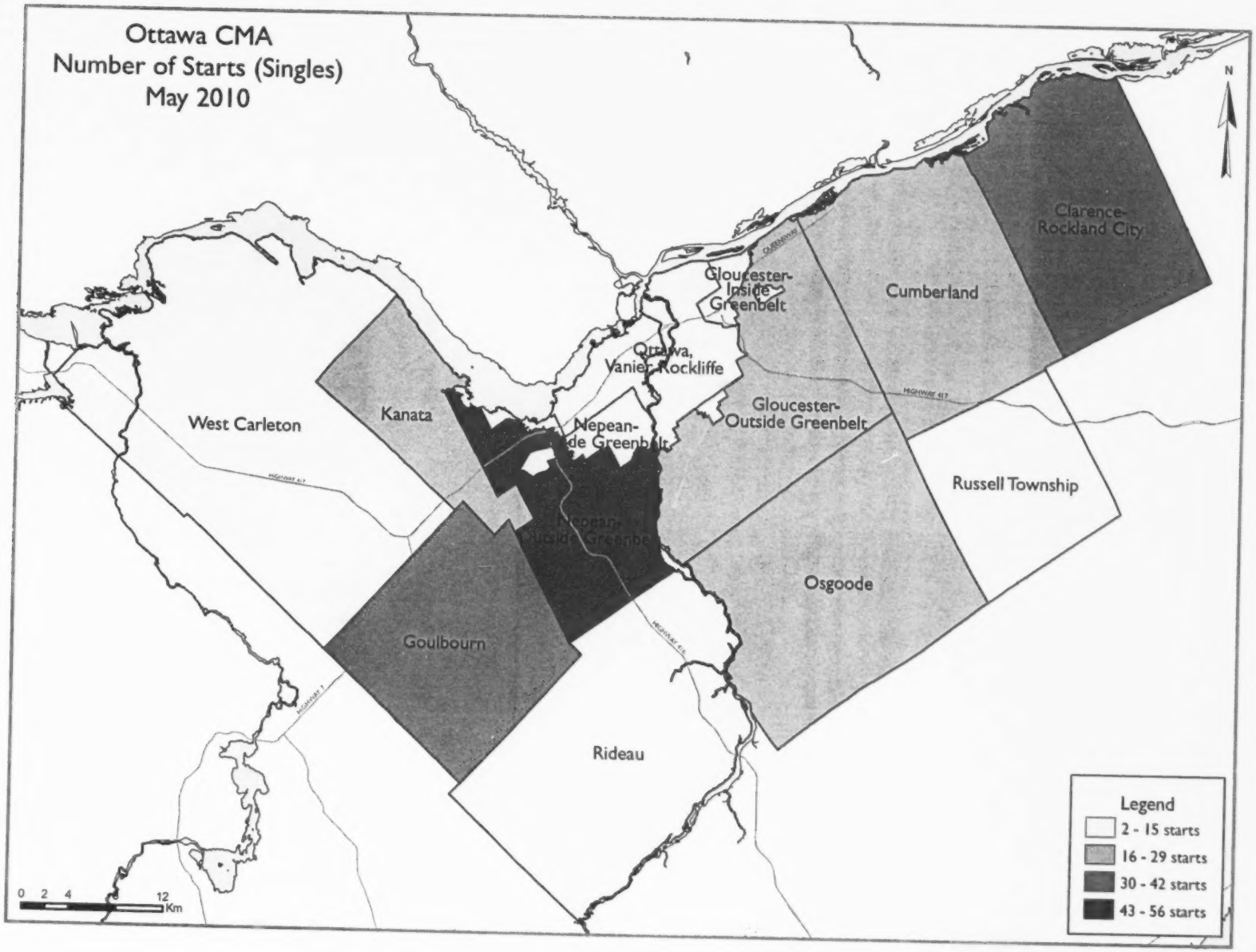
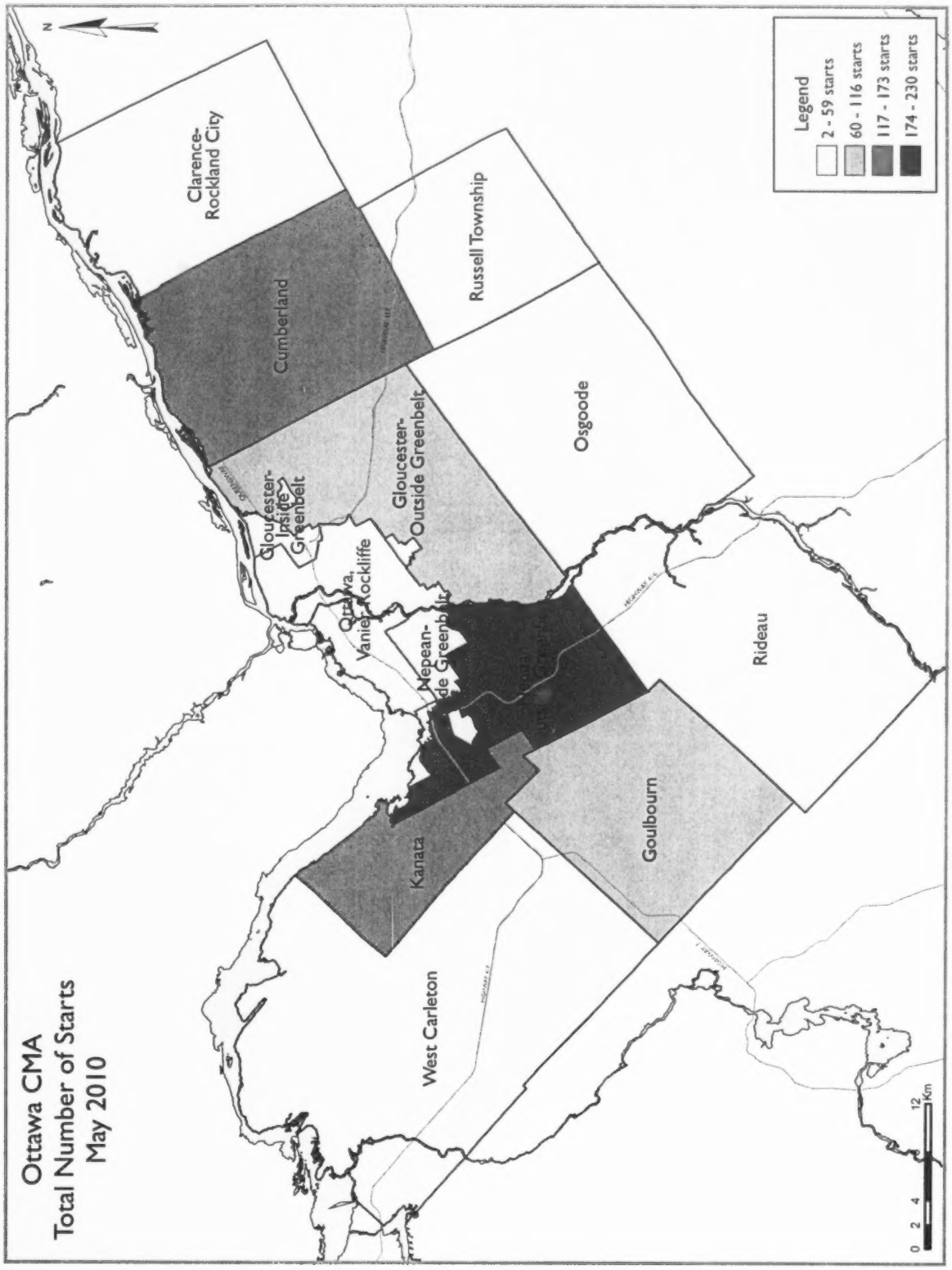
Year-to-date, the impressive growth came from townhomes and semi-detached homes which experienced over 65 per cent growth. This is directly attributable to the first-time homebuyer, where affordability of these types of homes is a determining factor in being able to purchase their first dwelling.

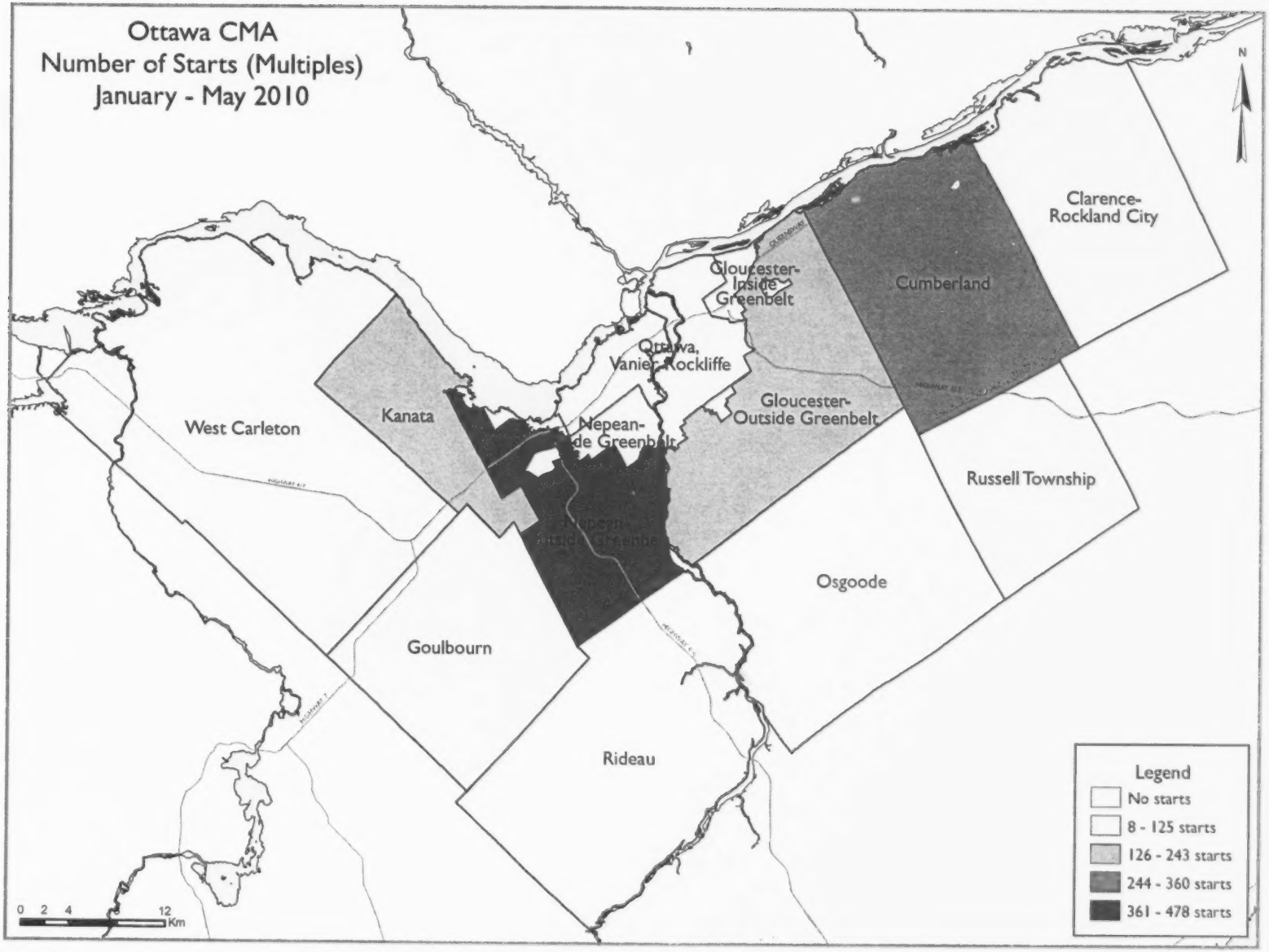
All areas in the Ottawa CMA continued to show increased new housing activity with Goulbourn, Kanata and Osgoode posting increases in excess of 200 per cent compared to May 2009. Nepean continued as the volume leader, with Cumberland and Kanata contributing to the overall total for the Capital region. Of the 232 units in Nepean, 98 units (42 per cent) were apartment dwellings. Kanata's growth came primarily from townhomes (66 per cent), Goulbourn expanded in the singles and townhome market and all of Osgoode's starts were single homes.

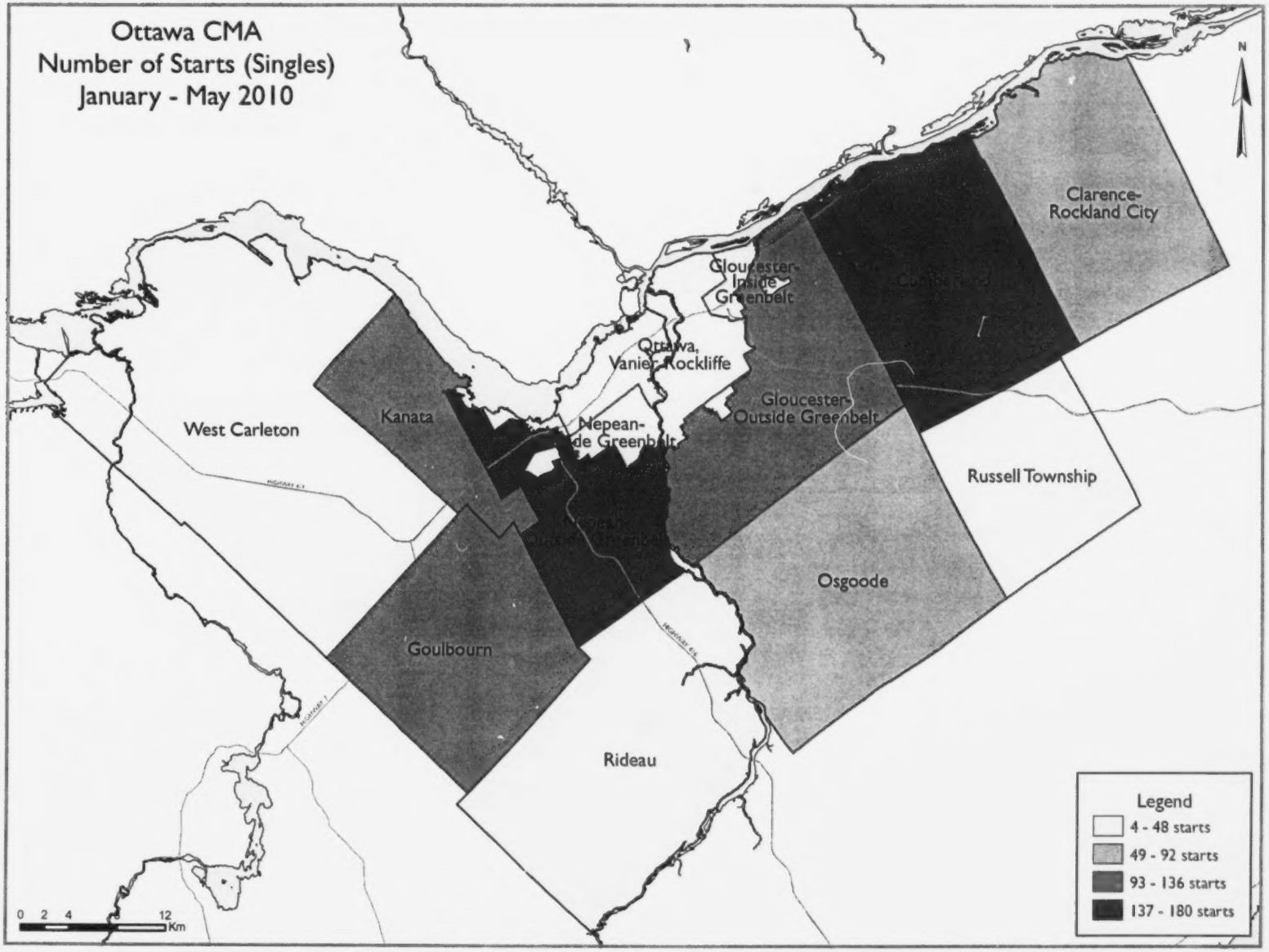
The old City of Ottawa was the only region that posted a negative trend when analyzing housing start activity on a year-to-date basis. All other regions posted healthy gains, namely Rideau Township, with a 250 per cent gain up until May, followed by Kanata at 162 per cent. All segments demonstrated solid growth year to date with the only exception being the apartment segment, which was slightly down. Overall, there have been 354 apartments started so far this year, of which 94 per cent are condominium starts.

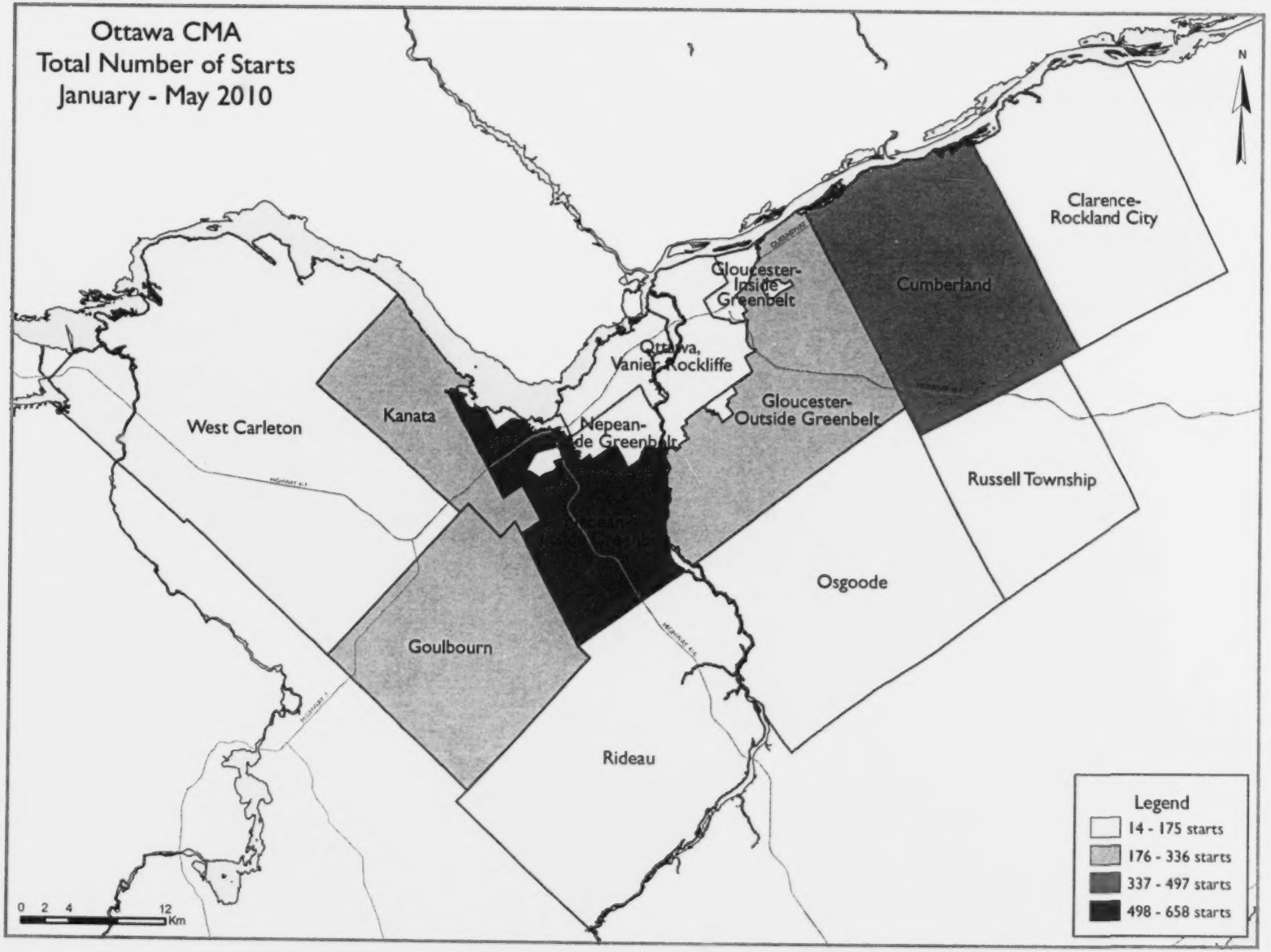

Ottawa CMA
Number of Starts (Multiples)
May 2010
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Nepean-
Inside Greenbelt
Nepean-
Outside Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
Legend
No starts
2 - 45 starts
46 - 88 starts
89 - 131 starts
132 - 174 starts
0 2 4 12
Km


Ottawa CMA
Number of Starts (Singles)
May 2010
N
Clarence-Rockland City
Cumberland
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Kanata
West Carleton
Nepean-de Greenbelt
Gloucester-Outside Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
Legend
2 - 15 starts
16 - 29 starts
30 - 42 starts
43 - 56 starts
0 2 4 12
Km


Ottawa CMA
Total Number of Starts
May 2010
Legend
2 - 59 starts
60 - 116 starts
117 - 173 starts
174 - 230 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Goulbourn
West Carleton
Kanata
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockcliffe
Nepean-
0 2 4 12 Km


Ottawa CMA
Number of Starts (Multiples)
January - May 2010
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Nepean-
de Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
Legend
No starts
8 - 125 starts
126 - 243 starts
244 - 360 starts
361 - 478 starts
0 2 4 12
Km


Ottawa CMA
Number of Starts (Singles)
January - May 2010
N
Clarence-Rockland City
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Kanata
West Carleton
Nepean-de Greenbelt
Gloucester-Outside Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
0 2 4 12 Km
Legend
4 - 48 starts
49 - 92 starts
93 - 136 starts
137 - 180 starts


Ottawa CMA
Total Number of Starts
January - May 2010
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Nepean-
de Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
0 2 4 12
Km
Legend
14 - 175 starts
176 - 336 starts
337 - 497 starts
498 - 658 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

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2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

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4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
May 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2010	244	52	273	0	16	120	0	4	709
May 2009	186	26	140	0	0	13	0	4	369
% Change	31.2	100.0	95.0	n/a	n/a	**	n/a	0.0	92.1
Year-to-date 2010	917	152	809	0	16	332	9	22	2,257
Year-to-date 2009	655	79	503	0	0	384	3	4	1,628
% Change	40.0	92.4	60.8	n/a	n/a	-13.5	200.0	**	38.6
UNDER CONSTRUCTION									
May 2010	1,466	256	1,757	0	16	1,691	20	196	5,402
May 2009	1,471	169	1,184	0	28	1,949	14	162	4,976
% Change	-0.3	51.5	48.4	n/a	-42.9	-13.2	42.9	21.0	8.6
COMPLETIONS									
May 2010	250	20	137	0	0	64	4	15	490
May 2009	240	12	149	0	0	40	0	9	450
% Change	4.2	66.7	-8.1	n/a	n/a	60.0	n/a	66.7	8.9
Year-to-date 2010	1,072	100	553	0	18	554	25	23	2,345
Year-to-date 2009	1,055	71	668	0	0	342	0	78	2,214
% Change	1.6	40.8	-17.2	n/a	n/a	62.0	n/a	-70.5	5.9
COMPLETED & NOT ABSORBED									
May 2010	13	10	119	0	1	135	5	63	346
May 2009	34	17	96	0	1	150	3	27	328
% Change	-61.8	-41.2	24.0	n/a	0.0	-10.0	66.7	133.3	5.5
ABSORBED									
May 2010	253	21	127	0	0	63	4	14	482
May 2009	243	12	144	0	0	43	0	11	453
% Change	4.1	75.0	-11.8	n/a	n/a	46.5	n/a	27.3	6.4
Year-to-date 2010	1,076	104	539	0	18	567	22	43	2,369
Year-to-date 2009	1,062	64	655	0	0	343	1	58	2,183
% Change	1.3	62.5	-17.7	n/a	n/a	65.3	**	-25.9	8.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
May 2010	207	52	265	0	16	120	0	0	660
May 2009	170	24	140	0	0	13	0	0	347
Ottawa, Vanier, Rockcliffe									
May 2010	5	12	0	0	0	0	0	0	17
May 2009	2	10	3	0	0	0	0	0	15
Nepean inside greenbelt									
May 2010	2	0	0	0	0	0	0	0	2
May 2009	1	0	0	0	0	0	0	0	1
Nepean outside greenbelt									
May 2010	56	14	62	0	0	98	0	0	230
May 2009	75	2	43	0	0	13	0	0	133
Gloucester inside greenbelt									
May 2010	5	2	0	0	0	0	0	0	7
May 2009	2	0	0	0	0	0	0	0	2
Gloucester outside greenbelt									
May 2010	28	6	29	0	0	0	0	0	63
May 2009	28	10	17	0	0	0	0	0	55
Kanata									
May 2010	22	8	77	0	0	10	0	0	117
May 2009	15	0	22	0	0	0	0	0	37
Cumberland									
May 2010	22	0	67	0	16	12	0	0	117
May 2009	21	0	47	0	0	0	0	0	68
Goulbourn									
May 2010	30	10	30	0	0	0	0	0	70
May 2009	11	2	8	0	0	0	0	0	21
West Carleton									
May 2010	11	0	0	0	0	0	0	0	11
May 2009	6	0	0	0	0	0	0	0	6
Rideau									
May 2010	5	0	0	0	0	0	0	0	5
May 2009	2	0	0	0	0	0	0	0	2
Osgoode									
May 2010	21	0	0	0	0	0	0	0	21
May 2009	7	0	0	0	0	0	0	0	7
Clarence-Rockland City									
May 2010	30	0	8	0	0	0	0	0	38
May 2009	9	0	0	0	0	0	0	0	9
Russell Township									
May 2010	7	0	0	0	0	0	0	4	11
May 2009	7	2	0	0	0	0	0	4	13
Ottawa-Gatineau CMA (Ontario portion)									
May 2010	244	52	273	0	16	120	0	4	709
May 2009	186	26	140	0	0	13	0	4	369

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
May 2010	1,348	256	1,735	0	16	1,691	20	192	5,258
May 2009	1,399	156	1,170	0	28	1,915	14	158	4,840
Ottawa, Vanier, Rockcliffe									
May 2010	55	60	129	0	0	965	4	192	1,405
May 2009	66	68	99	0	0	1,360	14	25	1,632
Nepean inside greenbelt									
May 2010	6	0	36	0	0	57	0	0	99
May 2009	7	0	19	0	0	209	0	0	235
Nepean outside greenbelt									
May 2010	318	52	472	0	0	330	0	0	1,172
May 2009	521	4	266	0	0	69	0	0	860
Gloucester inside greenbelt									
May 2010	15	12	24	0	0	0	0	0	51
May 2009	12	4	30	0	0	0	0	0	46
Gloucester outside greenbelt									
May 2010	209	66	136	0	0	36	0	0	447
May 2009	161	20	151	0	28	124	0	0	484
Kanata									
May 2010	191	42	392	0	0	18	0	0	643
May 2009	158	18	302	0	0	0	0	133	611
Cumberland									
May 2010	219	0	320	0	16	261	16	0	832
May 2009	193	12	220	0	0	153	0	0	578
Goulbourn									
May 2010	157	24	127	0	0	24	0	0	332
May 2009	111	28	65	0	0	0	0	0	204
West Carleton									
May 2010	63	0	99	0	0	0	0	0	162
May 2009	70	0	18	0	0	0	0	0	88
Rideau									
May 2010	20	0	0	0	0	0	0	0	20
May 2009	22	0	0	0	0	0	0	0	22
Osgoode									
May 2010	95	0	0	0	0	0	0	0	95
May 2009	78	2	0	0	0	0	0	0	80
Clarence-Rockland City									
May 2010	80	0	22	0	0	0	0	0	102
May 2009	32	10	14	0	0	34	0	0	90
Russell Township									
May 2010	38	0	0	0	0	0	0	4	42
May 2009	39	3	0	0	0	0	0	4	46
Ottawa-Gatineau CMA (Ontario portion)									
May 2010	1,466	256	1,757	0	16	1,691	20	196	5,402
May 2009	1,470	169	1,184	0	28	1,949	14	162	4,976

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
May 2010	222	20	137	0	0	64	4	15	462
May 2009	224	10	149	0	0	40	0	0	423
Ottawa, Vanier, Rockcliffe									
May 2010	8	10	26	0	0	0	2	15	61
May 2009	5	0	16	0	0	0	0	0	21
Nepean inside greenbelt									
May 2010	1	0	0	0	0	0	0	0	1
May 2009	2	2	4	0	0	16	0	0	24
Nepean outside greenbelt									
May 2010	62	0	14	0	0	0	0	0	76
May 2009	63	0	39	0	0	0	0	0	102
Gloucester inside greenbelt									
May 2010	1	2	0	0	0	0	0	0	3
May 2009	3	0	0	0	0	0	0	0	3
Gloucester outside greenbelt									
May 2010	19	0	3	0	0	56	0	0	78
May 2009	19	0	15	0	0	0	0	0	34
Kanata									
May 2010	39	8	60	0	0	0	0	0	107
May 2009	38	2	45	0	0	0	0	0	85
Cumberland									
May 2010	38	0	20	0	0	8	0	0	66
May 2009	19	0	20	0	0	0	0	0	39
Goulbourn									
May 2010	30	0	10	0	0	0	0	0	40
May 2009	51	4	10	0	0	24	0	0	89
West Carleton									
May 2010	10	0	4	0	0	0	2	0	16
May 2009	9	0	0	0	0	0	0	0	9
Rideau									
May 2010	1	0	0	0	0	0	0	0	1
May 2009	3	0	0	0	0	0	0	0	3
Osgoode									
May 2010	13	0	0	0	0	0	0	0	13
May 2009	12	2	0	0	0	0	0	0	14
Clarence-Rockland City									
May 2010	25	0	0	0	0	0	0	0	25
May 2009	8	0	0	0	0	0	0	0	8
Russell Township									
May 2010	3	0	0	0	0	0	0	0	3
May 2009	8	2	0	0	0	0	0	9	19
Ottawa-Gatineau CMA (Ontario portion)									
May 2010	250	20	137	0	0	64	4	15	490
May 2009	240	12	149	0	0	40	0	9	450

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
May 2010	12	10	119	0	1	123	5	63	333
May 2009	22	16	96	0	1	138	3	27	303
Ottawa, Vanier, Rockcliffe									
May 2010	0	7	4	0	0	93	4	1	109
May 2009	1	11	15	0	0	107	0	2	136
Nepean inside greenbelt									
May 2010	0	0	0	0	0	0	0	4	4
May 2009	0	0	2	0	0	7	0	25	34
Nepean outside greenbelt									
May 2010	6	2	24	0	1	8	1	0	42
May 2009	2	0	10	0	1	13	1	0	27
Gloucester inside greenbelt									
May 2010	0	0	1	0	0	5	0	0	6
May 2009	0	2	2	0	0	8	0	0	12
Gloucester outside greenbelt									
May 2010	5	0	20	0	0	17	0	0	42
May 2009	6	0	12	0	0	0	2	0	20
Kanata									
May 2010	0	0	40	0	0	0	0	58	98
May 2009	2	0	19	0	0	0	0	0	21
Cumberland									
May 2010	0	0	19	0	0	0	0	0	19
May 2009	4	0	22	0	0	0	0	0	26
Goulbourn									
May 2010	0	0	8	0	0	0	0	0	8
May 2009	0	0	10	0	0	3	0	0	13
West Carleton									
May 2010	0	0	2	0	0	0	0	0	2
May 2009	1	0	4	0	0	0	0	0	5
Rideau									
May 2010	0	0	0	0	0	0	0	0	0
May 2009	1	0	0	0	0	0	0	0	1
Osgoode									
May 2010	1	1	1	0	0	0	0	0	3
May 2009	5	3	0	0	0	0	0	0	8
Clarence-Rockland City									
May 2010	0	0	0	0	0	12	0	0	12
May 2009	0	0	0	0	0	12	0	0	12
Russell Township									
May 2010	1	0	0	0	0	0	0	0	1
May 2009	12	1	0	0	0	0	0	0	13
Ottawa-Gatineau CMA (Ontario portion)									
May 2010	13	10	119	0	1	135	5	63	346
May 2009	34	17	96	0	1	150	3	27	328

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
May 2010	225	21	127	0	0	63	4	14	454
May 2009	230	11	144	0	0	43	0	2	430
Ottawa, Vanier, Rockcliffe									
May 2010	8	10	26	0	0	3	2	14	63
May 2009	5	2	10	0	0	1	0	2	20
Nepean inside greenbelt									
May 2010	1	0	0	0	0	0	0	0	1
May 2009	2	2	4	0	0	17	0	0	25
Nepean outside greenbelt									
May 2010	62	0	14	0	0	0	0	0	76
May 2009	63	0	40	0	0	2	0	0	105
Gloucester inside greenbelt									
May 2010	1	2	0	0	0	0	0	0	3
May 2009	3	0	0	0	0	0	0	0	3
Gloucester outside greenbelt									
May 2010	18	0	4	0	0	52	0	0	74
May 2009	21	0	19	0	0	1	0	0	41
Kanata									
May 2010	39	8	50	0	0	0	0	0	97
May 2009	36	2	43	0	0	0	0	0	81
Cumberland									
May 2010	40	0	19	0	0	8	0	0	67
May 2009	20	0	17	0	0	0	0	0	37
Goulbourn									
May 2010	30	1	9	0	0	0	0	0	40
May 2009	52	4	9	0	0	22	0	0	87
West Carleton									
May 2010	11	0	5	0	0	0	2	0	18
May 2009	9	0	2	0	0	0	0	0	11
Rideau									
May 2010	2	0	0	0	0	0	0	0	2
May 2009	3	0	0	0	0	0	0	0	3
Osgoode									
May 2010	13	0	0	0	0	0	0	0	13
May 2009	16	1	0	0	0	0	0	0	17
Clarence-Rockland City									
May 2010	25	0	0	0	0	0	0	0	25
May 2009	8	0	0	0	0	0	0	0	8
Russell Township									
May 2010	3	0	0	0	0	0	0	0	3
May 2009	5	1	0	0	0	0	0	9	15
Ottawa-Gatineau CMA (Ontario portion)									
May 2010	253	21	127	0	0	63	4	14	482
May 2009	243	12	144	0	0	43	0	11	453

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381
% Change	-19.8	13.7	18.7	n/a	200.0	-31.6	-67.2	-78.7	-18.2
2002	3,806	314	1,801	0	14	747	189	924	7,796
% Change	8.7	-6.0	16.9	n/a	-89.0	162.1	107.7	171.0	24.7
2001	3,502	334	1,540	0	127	285	91	341	6,251
% Change	0.3	-15.7	13.7	n/a	n/a	**	**	-32.2	8.0
2000	3,492	396	1,355	0	0	30	8	503	5,786

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	% Change
Ottawa City	207	170	52	24	281	140	120	13	660	347	90.2
Ottawa, Vanier, Rockcliffe	5	2	12	10	0	3	0	0	17	15	13.3
Nepean inside greenbelt	2	1	0	0	0	0	0	0	2	1	100.0
Nepean outside greenbelt	56	75	14	2	62	43	98	13	230	133	72.9
Gloucester inside greenbelt	5	2	2	0	0	0	0	0	7	2	**
Gloucester outside greenbelt	28	28	6	10	29	17	0	0	63	55	14.5
Kanata	22	15	8	0	77	22	10	0	117	37	**
Cumberland	22	21	0	0	83	47	12	0	117	68	72.1
Goulbourn	30	11	10	2	30	8	0	0	70	21	**
West Carleton	11	6	0	0	0	0	0	0	11	6	83.3
Rideau	5	2	0	0	0	0	0	0	5	2	150.0
Osgoode	21	7	0	0	0	0	0	0	21	7	200.0
Clarence-Rockland City	30	9	0	0	8	0	0	0	38	9	**
Russell Township	7	7	0	2	0	0	4	4	11	13	-15.4
Ottawa-Gatineau CMA (Ontario Portion)	244	186	52	26	289	140	124	17	709	369	92.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Ottawa City	829	614	152	68	808	492	350	384	2,139	1,558	37.3
Ottawa, Vanier, Rockcliffe	25	10	24	18	21	38	44	323	114	389	-70.7
Nepean inside greenbelt	4	2	0	0	24	0	12	0	40	2	**
Nepean outside greenbelt	180	252	34	2	242	162	202	13	658	429	53.4
Gloucester inside greenbelt	7	6	6	2	10	10	0	0	23	18	27.8
Gloucester outside greenbelt	130	102	48	16	70	50	10	24	258	192	34.4
Kanata	107	53	20	6	162	58	18	0	307	117	162.4
Cumberland	157	102	0	10	208	160	40	24	405	296	36.8
Goulbourn	96	42	20	12	36	14	24	0	176	68	158.8
West Carleton	37	20	0	0	35	0	0	0	72	20	**
Rideau	14	4	0	0	0	0	0	0	14	4	**
Osgoode	72	21	0	2	0	0	0	0	72	23	**
Clarence-Rockland City	59	18	0	6	22	14	0	0	81	38	113.2
Russell Township	29	23	0	5	4	0	4	4	37	32	15.6
Ottawa-Gatineau CMA (Ontario Portion)	917	655	152	79	834	506	354	388	2,257	1,628	38.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009
Ottawa City	281	140	0	0	120	13	0	0
Ottawa, Vanier, Rockcliffe	0	3	0	0	0	0	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	62	43	0	0	98	13	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	29	17	0	0	0	0	0	0
Kanata	77	22	0	0	10	0	0	0
Cumberland	83	47	0	0	12	0	0	0
Goulbourn	30	8	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	8	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	4	4
Ottawa-Gatineau CMA (Ontario Portion)	289	140	0	0	120	13	4	4

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Ottawa City	803	489	5	3	332	384	18	0
Ottawa, Vanier, Rockcliffe	16	35	5	3	26	323	18	0
Nepean inside greenbelt	24	0	0	0	12	0	0	0
Nepean outside greenbelt	242	162	0	0	202	13	0	0
Gloucester inside greenbelt	10	10	0	0	0	0	0	0
Gloucester outside greenbelt	70	50	0	0	10	24	0	0
Kanata	162	58	0	0	18	0	0	0
Cumberland	208	160	0	0	40	24	0	0
Goulbourn	36	14	0	0	24	0	0	0
West Carleton	35	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	22	14	0	0	0	0	0	0
Russell Township	0	0	4	0	0	0	4	4
Ottawa-Gatineau CMA (Ontario Portion)	825	503	9	3	332	384	22	4

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
May 2010

Submarket	Freehold		Condominium		Rental		Total*	
	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009
Ottawa City	524	334	136	13	0	0	660	347
Ottawa, Vanier, Rockcliffe	17	15	0	0	0	0	17	15
Nepean inside greenbelt	2	1	0	0	0	0	2	1
Nepean outside greenbelt	132	120	98	13	0	0	230	133
Gloucester inside greenbelt	7	2	0	0	0	0	7	2
Gloucester outside greenbelt	63	55	0	0	0	0	63	55
Kanata	107	37	10	0	0	0	117	37
Cumberland	89	68	28	0	0	0	117	68
Goulbourn	70	21	0	0	0	0	70	21
West Carleton	11	6	0	0	0	0	11	6
Rideau	5	2	0	0	0	0	5	2
Osgoode	21	7	0	0	0	0	21	7
Clarence-Rockland City	38	9	0	0	0	0	38	9
Russell Township	7	9	0	0	4	4	11	13
Ottawa-Gatineau CMA (Ontario Portion)	569	352	136	13	4	4	709	369

Table 2.5: Starts by Submarket and by Intended Market
January - May 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Ottawa City	1,768	1,171	348	384	23	3	2,139	1,558
Ottawa, Vanier, Rockcliffe	65	63	26	323	23	3	114	389
Nepean inside greenbelt	28	2	12	0	0	0	40	2
Nepean outside greenbelt	456	416	202	13	0	0	658	429
Gloucester inside greenbelt	23	18	0	0	0	0	23	18
Gloucester outside greenbelt	248	168	10	24	0	0	258	192
Kanata	289	117	18	0	0	0	307	117
Cumberland	349	272	56	24	0	0	405	296
Goulbourn	152	68	24	0	0	0	176	68
West Carleton	72	20	0	0	0	0	72	20
Rideau	14	4	0	0	0	0	14	4
Osgoode	72	23	0	0	0	0	72	23
Clarence-Rockland City	81	38	0	0	0	0	81	38
Russell Township	29	28	0	0	8	4	37	32
Ottawa-Gatineau CMA (Ontario Portion)	1,878	1,237	348	384	31	7	2,257	1,628

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2010

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	% Change
Ottawa City	222	224	24	10	137	141	79	48	462	423	9.2
Ottawa, Vanier, Rockcliffe	8	5	12	0	26	8	15	8	61	21	190.5
Nepean inside greenbelt	1	2	0	2	0	4	0	16	1	24	-95.8
Nepean outside greenbelt	62	63	0	0	14	39	0	0	76	102	-25.5
Gloucester inside greenbelt	1	3	2	0	0	0	0	0	3	3	0.0
Gloucester outside greenbelt	19	19	0	0	3	15	56	0	78	34	129.4
Kanata	39	38	8	2	60	45	0	0	107	85	25.9
Cumberland	38	19	0	0	20	20	8	0	66	39	69.2
Goulbourn	30	51	0	4	10	10	0	24	40	89	-55.1
West Carleton	10	9	2	0	4	0	0	0	16	9	77.8
Rideau	1	3	0	0	0	0	0	0	1	3	-66.7
Osgoode	13	12	0	2	0	0	0	0	13	14	-7.1
Clarence-Rockland City	25	8	0	0	0	0	0	0	25	8	**
Russell Township	3	8	0	2	0	0	0	9	3	19	-84.2
Ottawa-Gatineau CMA (Ontario Portion)	250	240	24	12	137	141	79	57	490	450	8.9

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2010

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Ottawa City	980	972	102	67	565	660	543	419	2,190	2,118	3.4
Ottawa, Vanier, Rockcliffe	65	28	30	25	41	39	406	154	542	246	120.3
Nepean inside greenbelt	6	4	2	2	0	24	0	133	8	163	-95.1
Nepean outside greenbelt	295	245	2	4	169	126	25	36	491	411	19.5
Gloucester inside greenbelt	8	12	4	0	3	22	0	10	15	44	-65.9
Gloucester outside greenbelt	105	95	20	4	64	65	68	22	257	186	38.2
Kanata	112	161	18	6	166	129	0	0	296	296	0.0
Cumberland	151	137	8	0	64	126	44	16	267	279	-4.3
Goulbourn	97	178	12	22	37	53	0	48	146	301	-51.5
West Carleton	78	53	2	0	17	76	0	0	97	129	-24.8
Rideau	20	11	0	0	0	0	0	0	20	11	81.8
Osgoode	43	48	4	4	4	0	0	0	51	52	-1.9
Clarence-Rockland City	78	47	4	0	15	0	34	0	131	47	178.7
Russell Township	14	36	2	4	8	0	0	9	24	49	-51.0
Ottawa-Gatineau CMA (Ontario Portion)	1,072	1,055	108	71	588	660	577	428	2,345	2,214	5.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009
Ottawa City	137	141	0	0	64	48	15	0
Ottawa, Vanier, Rockcliffe	26	8	0	0	0	8	15	0
Nepean inside greenbelt	0	4	0	0	0	16	0	0
Nepean outside greenbelt	14	39	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	3	15	0	0	56	0	0	0
Kanata	60	45	0	0	0	0	0	0
Cumberland	20	20	0	0	8	0	0	0
Goulbourn	10	10	0	0	0	24	0	0
West Carleton	4	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	9
Ottawa-Gatineau CMA (Ontario Portion)	137	141	0	0	64	48	15	9

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Ottawa City	556	660	9	0	520	350	23	69
Ottawa, Vanier, Rockcliffe	32	39	9	0	383	154	23	0
Nepean inside greenbelt	0	24	0	0	0	64	0	69
Nepean outside greenbelt	169	126	0	0	25	36	0	0
Gloucester inside greenbelt	3	22	0	0	0	10	0	0
Gloucester outside greenbelt	64	65	0	0	68	22	0	0
Kanata	166	129	0	0	0	0	0	0
Cumberland	64	126	0	0	44	16	0	0
Goulbourn	37	53	0	0	0	48	0	0
West Carleton	17	76	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	4	0	0	0	0	0	0	0
Clarence-Rockland City	15	0	0	0	34	0	0	0
Russell Township	0	0	8	0	0	0	0	9
Ottawa-Gatineau CMA (Ontario Portion)	571	660	17	0	554	350	23	78

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
May 2010

Submarket	Freehold		Condominium		Rental		Total*	
	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009
Ottawa City	379	383	64	40	19	0	462	423
Ottawa, Vanier, Rockcliffe	44	21	0	0	17	0	61	21
Nepean inside greenbelt	1	8	0	16	0	0	1	24
Nepean outside greenbelt	76	102	0	0	0	0	76	102
Gloucester inside greenbelt	3	3	0	0	0	0	3	3
Gloucester outside greenbelt	22	34	56	0	0	0	78	34
Kanata	107	85	0	0	0	0	107	85
Cumberland	58	39	8	0	0	0	66	39
Goulbourn	40	65	0	24	0	0	40	89
West Carleton	14	9	0	0	2	0	16	9
Rideau	1	3	0	0	0	0	1	3
Osgoode	13	14	0	0	0	0	13	14
Clarence-Rockland City	25	8	0	0	0	0	25	8
Russell Township	3	10	0	0	0	9	3	19
Ottawa-Gatineau CMA (Ontario Portion)	407	401	64	40	19	9	490	450

Table 3.5: Completions by Submarket and by Intended Market
January - May 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Ottawa City	1,614	1,707	538	342	38	69	2,190	2,118
Ottawa, Vanier, Rockcliffe	125	100	383	146	34	0	542	246
Nepean inside greenbelt	8	30	0	64	0	69	8	163
Nepean outside greenbelt	466	375	25	36	0	0	491	411
Gloucester inside greenbelt	15	34	0	10	0	0	15	44
Gloucester outside greenbelt	169	164	86	22	2	0	257	186
Kanata	296	296	0	0	0	0	296	296
Cumberland	223	263	44	16	0	0	267	279
Goulbourn	146	253	0	48	0	0	146	301
West Carleton	95	129	0	0	2	0	97	129
Rideau	20	11	0	0	0	0	20	11
Osgoode	51	52	0	0	0	0	51	52
Clarence-Rockland City	95	47	34	0	2	0	131	47
Russell Township	16	40	0	0	8	9	24	49
Ottawa-Gatineau CMA (Ontario Portion)	1,725	1,794	572	342	48	78	2,345	2,214

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
May 2010	2	1.0	7	3.6	72	37.5	76	39.6	35	18.2	192	417,150	428,564
May 2009	1	0.4	18	7.8	109	47.4	60	26.1	42	18.3	230	384,945	418,052
Year-to-date 2010	8	1.0	54	6.9	321	41.2	277	35.5	120	15.4	780	401,650	420,153
Year-to-date 2009	11	1.1	83	8.4	465	47.1	290	29.4	139	14.1	988	387,990	416,142
Ottawa, Vanier, Rockcliffe													
May 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
May 2009	0	0.0	0	0.0	1	20.0	1	20.0	3	60.0	5	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	5	23.8	16	76.2	21	664,900	645,729
Year-to-date 2009	0	0.0	0	0.0	1	3.2	8	25.8	22	71.0	31	674,000	726,055
Nepean inside greenbelt													
May 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2009	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	--	--
Nepean outside greenbelt													
May 2010	0	0.0	3	4.8	15	24.2	26	41.9	18	29.0	62	438,990	437,473
May 2009	0	0.0	8	12.7	31	49.2	19	30.2	5	7.9	63	374,990	392,042
Year-to-date 2010	1	0.4	24	8.5	109	38.4	107	37.7	43	15.1	284	413,695	411,642
Year-to-date 2009	0	0.0	12	4.9	138	56.3	84	34.3	11	4.5	245	385,900	394,644
Gloucester inside greenbelt													
May 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2009	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
Year-to-date 2009	0	0.0	0	0.0	4	33.3	5	41.7	3	25.0	12	450,000	478,333
Gloucester outside greenbelt													
May 2010	0	0.0	0	0.0	10	62.5	5	31.3	1	6.3	16	392,900	426,047
May 2009	0	0.0	1	4.8	11	52.4	5	23.8	4	19.0	21	384,900	432,477
Year-to-date 2010	0	0.0	1	1.1	39	42.9	39	42.9	12	13.2	91	411,900	432,833
Year-to-date 2009	0	0.0	4	4.2	44	46.3	34	35.8	13	13.7	95	399,900	426,654
Kanata													
May 2010	0	0.0	0	0.0	22	56.4	10	25.6	7	17.9	39	374,900	427,240
May 2009	0	0.0	2	5.6	16	44.4	13	36.1	5	13.9	36	399,900	427,349
Year-to-date 2010	0	0.0	9	8.7	58	56.3	23	22.3	13	12.6	103	373,900	407,416
Year-to-date 2009	0	0.0	3	1.9	81	50.9	54	34.0	21	13.2	159	396,900	417,442
Cumberland													
May 2010	0	0.0	3	7.9	19	50.0	14	36.8	2	5.3	38	384,900	383,408
May 2009	0	0.0	2	10.0	16	80.0	1	5.0	1	5.0	20	358,900	366,439
Year-to-date 2010	0	0.0	16	10.9	70	47.6	49	33.3	12	8.2	147	383,900	387,590
Year-to-date 2009	0	0.0	18	12.4	91	62.8	30	20.7	6	4.1	145	365,900	373,214
Goulbourn													
May 2010	2	6.7	0	0.0	4	13.3	21	70.0	3	10.0	30	432,445	440,256
May 2009	0	0.0	3	5.8	29	55.8	12	23.1	8	15.4	52	377,545	403,176
Year-to-date 2010	2	2.2	3	3.4	28	31.5	47	52.8	9	10.1	89	418,615	426,955
Year-to-date 2009	4	2.2	34	19.0	86	48.0	42	23.5	13	7.3	179	356,900	372,144

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
May 2010	0	0.0	1	25.0	2	50.0	0	0.0	1	25.0	4	--	--
May 2009	0	0.0	2	22.2	1	11.1	3	33.3	3	33.3	9	--	--
Year-to-date 2010	5	14.3	1	2.9	17	48.6	6	17.1	6	17.1	35	355,990	422,120
Year-to-date 2009	0	0.0	4	7.5	8	15.1	15	28.3	26	49.1	53	490,000	532,713
Rideau													
May 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
May 2009	1	33.3	0	0.0	1	33.3	1	33.3	0	0.0	3	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2009	3	30.0	1	10.0	2	20.0	4	40.0	0	0.0	10	360,000	348,800
Osgoode													
May 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2009	0	0.0	0	0.0	2	12.5	4	25.0	10	62.5	16	541,000	498,544
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	4	7.3	7	12.7	9	16.4	14	25.5	21	38.2	55	450,000	444,893
Clarence-Rockland City													
May 2010	4	21.1	6	31.6	8	42.1	1	5.3	0	0.0	19	289,900	302,530
May 2009	3	37.5	1	12.5	3	37.5	1	12.5	0	0.0	8	--	--
Year-to-date 2010	12	19.0	21	33.3	27	42.9	3	4.8	0	0.0	63	298,900	299,693
Year-to-date 2009	14	29.8	14	29.8	14	29.8	3	6.4	2	4.3	47	269,900	301,395
Russell Township													
May 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2009	1	20.0	1	20.0	3	60.0	0	0.0	0	0.0	5	--	--
Year-to-date 2010	0	0.0	6	46.2	5	38.5	2	15.4	0	0.0	13	305,000	329,214
Year-to-date 2009	5	18.5	11	40.7	9	33.3	2	7.4	0	0.0	27	297,900	305,502
Ottawa-Gatineau CMA (Ontario portion)													
May 2010	6	2.8	13	6.2	80	37.9	77	36.5	35	16.6	211	409,500	417,215
May 2009	5	2.1	20	8.2	115	47.3	61	25.1	42	17.3	243	382,900	411,793
Year-to-date 2010	20	2.3	81	9.5	353	41.2	282	32.9	120	14.0	856	396,400	409,906
Year-to-date 2009	30	2.8	108	10.2	488	46.0	295	27.8	141	13.3	1,062	384,900	408,251

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
May 2010

Submarket	May 2010	May 2009	% Change	YTD 2010	YTD 2009	% Change
Ottawa City	428,564	418,052	2.5	420,153	416,142	1.0
Ottawa, Vanier, Rockcliffe	--	--	n/a	645,729	726,055	-11.1
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	437,473	392,042	11.6	411,642	394,644	4.3
Gloucester inside greenbelt	--	--	n/a	--	478,333	n/a
Gloucester outside greenbelt	426,047	432,477	-1.5	432,833	426,654	1.4
Kanata	427,240	427,349	0.0	407,416	417,442	-2.4
Cumberland	383,408	366,439	4.6	387,590	373,214	3.9
Goulbourn	440,256	403,176	9.2	426,955	372,144	14.7
West Carleton	--	--	n/a	422,120	532,713	-20.8
Rideau	--	--	n/a	--	348,800	n/a
Osgoode	--	498,544	n/a	--	444,893	n/a
Clarence-Rockland City	302,530	--	n/a	299,693	301,395	-0.6
Russell Township	--	--	n/a	329,214	305,502	7.8
Ottawa-Gatineau CMA (Ontario Portion)	417,215	411,793	1.3	409,906	408,251	0.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
May 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	535	-19.4	1,085	1,682	1,947	55.7	290,930	1.8	273,901
	February	798	-20.3	1,056	1,752	1,841	57.4	273,991	-3.3	265,161
	March	1,170	6.5	1,144	2,420	1,968	58.1	287,911	-0.1	286,598
	April	1,608	1.8	1,238	2,570	1,951	63.5	298,593	0.9	291,491
	May	1,990	4.0	1,410	2,521	1,913	73.7	312,927	5.5	291,734
	June	1,912	11.8	1,316	2,246	1,819	72.3	307,793	3.2	291,024
	July	1,590	12.9	1,293	1,857	1,778	72.7	300,635	1.9	302,777
	August	1,227	2.0	1,171	1,743	1,812	64.6	315,176	11.5	323,577
	September	1,230	0.2	1,257	1,863	1,794	70.1	305,628	5.5	312,594
	October	1,223	25.6	1,337	1,616	1,810	73.9	320,561	14.1	334,545
	November	936	43.1	1,301	1,319	1,829	71.1	314,071	7.7	334,793
	December	704	48.5	1,315	701	1,829	71.9	311,604	14.3	336,204
2010	January	725	35.5	1,348	1,491	1,857	72.6	323,762	11.3	351,325
	February	1,132	41.9	1,392	1,982	2,043	68.1	318,894	16.4	337,853
	March	1,516	29.6	1,430	2,741	2,122	67.4	330,906	14.9	333,771
	April	1,854	15.3	1,429	3,049	2,236	63.9	333,854	11.8	322,870
	May	1,713	-13.9	1,005	2,823	2,081	48.3	334,360	6.8	349,080
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	2,503	-9.4		5,854			284,118	-0.6	
	Q1 2010	3,373	34.8		6,214			325,339	14.5	
	YTD 2009	6,101	-2.5		10,945			297,330	2.0	
	YTD 2010	6,940	13.8		12,086			329,840	10.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
May 2010

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 1997=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	169.6	112.3	503	4.4	72.7	952
	February	627	5.00	5.79	169.6	113.0	498	4.5	72.1	959
	March	613	4.50	5.55	169.6	113.6	494	5.1	71.8	965
	April	596	3.90	5.25	169.6	113.1	491	5.5	71.5	980
	May	596	3.90	5.25	169.6	114.0	485	6.1	71.1	995
	June	631	3.75	5.85	169.7	114.2	485	6.2	71.0	1,010
	July	631	3.75	5.85	169.7	113.8	487	5.9	71.1	1,011
	August	631	3.75	5.85	169.7	113.8	495	5.3	71.8	1,014
	September	610	3.70	5.49	171.4	113.9	498	5.2	72.0	1,013
	October	630	3.80	5.84	171.4	114.1	498	5.4	72.1	1,018
	November	616	3.60	5.59	171.4	114.6	495	5.5	71.7	1,010
	December	610	3.60	5.49	172.7	114.1	490	6.0	71.2	1,007
2010	January	610	3.60	5.49	173.5	114.4	491	6.2	71.5	991
	February	604	3.60	5.39	174.6	115.1	493	6.3	71.8	984
	March	631	3.60	5.85	175.2	115.3	498	6.1	72.2	969
	April	655	3.80	6.25	176.4	115.8	501	6.0	72.6	973
	May	639	3.70	5.99		116.4	507	6.0	73.3	981
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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